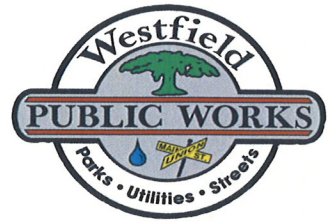


# WESTFIELD PUBLIC WORKS



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**BOARD OF PUBLIC WORKS**

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October 16, 2008

**CHIEF ADMINISTRATIVE OFFICER**

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**DIRECTOR OF PUBLIC WORKS**

KURT J. WANNINGER

FMH Family Limited Partnership  
Attn: Jon Dobosiewicz  
Nelson & Frankenberger  
3105 E. 96<sup>th</sup> Street, Ste 170  
Indianapolis, IN 46280

RE: Oak Ridge Pointe PUD Review

Dear Mr. Dobosiewicz:

The Westfield Public Works Department (WPWD) has reviewed the proposed Planned Unit Development (PUD) for Oak Ridge Pointe Development and offers the following comments.

**General**

1. Please recognize that all infrastructures, including water, fiber optics, trails and path, sanitary sewer, storm sewer and streets, should be installed in accordance within the City of Westfield's Utility and Infrastructure Construction Standards and Specifications, which can be found on our website at [www.westfield.in.gov](http://www.westfield.in.gov) under Development/Construction.
2. The PUD Ordinance does not reference the need to comply with the City standards for fiber optic, path and trail design and installation. Paths in compliance with the Thoroughfare Plan need to be 8 feet wide asphalt and trails are 12 feet wide. Conduit along the thoroughfare is 4 inch installed with 1 ½ inch conduit inside the commercial compound. Construction details and information can be found in the City standards and specifications.
3. The roadway standards are referenced in various sections, but the design requirements for roadways are suggested for INDOT standards which would only be applicable for S.R. 32, not Oak Ridge Road. Construction plans must meet the most current WPWD standards and be approved by WPWD. Streets should be 24 feet pavement in width with 8 feet of shoulder on each side and "No Parking" on the shoulders. Driveways should be located no more than 75 feet of intersection of two streets.
4. The Developer should dedicate, free of charge, all required utility easements, including an easement for the portion of the 4 inch conduit for fiber optic line that is to run adjacent to S.R. 32 and up Oak Ridge Pointe and along the Midland Trail.

Thank you for your time and consideration of the concerns of the Westfield Department of Public Works associated with this project. Your past and future dedication to the City is truly appreciated. If you have any questions or concerns regarding the information contained in this letter, please contact the WPWD office by telephone at 317-896-5452.

Sincerely,

Donna Luley  
Plan Reviewer  
Westfield Public Works Department

CC: Greg Anderson, Director of Community Development  
Al Salzman, Planner, Westfield Community Development  
Gary Harling, Westfield Fire Department  
Greg Hoyes, HCSO



*Kenton C. Ward, CFM*  
*Surveyor of Hamilton County*  
Phone (317) 776-8495  
Fax (317) 776-9628

*Suite 188*  
*One Hamilton County Square*  
*Noblesville, Indiana 46060-2230*

October 9, 2008

Nelson & Frankenberger  
ATTN: Jon Dobosiewicz  
3105 East 96<sup>th</sup> Street, Suite 170  
Indianapolis, IN. 46280  
VIA E-MAIL: [JonD@nf-law.com](mailto:JonD@nf-law.com)

**RE: Oak Ridge Pointe PUD**

Dear Mr. Dobosiewicz:

We have reviewed the revised PUD and concept plan submitted to the Hamilton County Surveyor's Office on October 7, 2008, for this project and have the following comments:

1. The proposed project falls in the incorporated area and MS4 jurisdiction of the City of Westfield.
2. The proposed project DOES partially fall in a Westfield Wellhead Protection Zone.
3. The proposed project falls in the Anna Kendall Regulated Drain Watershed.
4. The proposed project has the Anna Kendall Regulated Drain located within the project boundaries.
5. HCSO has no new concerns with this proposed PUD revision.
6. Please submit complete construction plans, the secondary plat, and drainage calculations to this office when they become available.

Should you have any questions, I can be reached at 317-776-8495.

Sincerely,

Greg Hoyes, AC, CFM  
Plan Reviewer

CC: Donna Luley – Westfield Public Works  
Al Salzman – City of Westfield  
Dave Lucas – HCHD